

HOUSING CREATION PLAN
By
Perry/Jaymont Venture
For
180 Shawmut Avenue997.99-035
"BOSTON PUBLIC LIBRARY"The 125 Summer Street Project Linkage Commitment

On July 17, 1986, the Boston Redevelopment Authority approved the Development Impact Project Agreement (DIP Agreement) submitted by Perry/Jaymont Venture regarding the project known as 125 Summer Street. 125 Summer Street is a highrise office building sited on a 31,100 square foot parcel of land at Dewey Square. The 22-story building will contain ground floor retail and service use and accessory parking on five below grade levels.

The office component of the project is expected to occupy approximately 421,000 square feet, which, as set forth in the DIP Agreement and pursuant to Article 26 of the Boston Zoning code, results in a so-called "linkage payment" or Development Impact Project Exaction due to the city of approximately one million seven hundred and forty-two thousand, two hundred and twenty five dollars (\$1,742,225); the precise amount shall be calculated based upon the final plans for which a building permit is granted. Perry/Jaymont has elected to contribute the net present value of the contribution at such time as a building permit is issued the project, and after the expiration, without appeal, of the appeal period provided in the Commonwealth of Massachusetts State Building Code to appeal from such issuance.

The Housing Creation Partnership

Perry/Jaymont Venture has elected to satisfy the Development Impact Project Contribution by means of the Housing Creation Option. As the 125 Summer Street project is located adjacent to the Chinatown neighborhood of the City of Boston, the developer has chosen to cause the creation of affordable housing in a housing development within or adjacent to the Chinatown neighborhood. The developer has entered into a partnership agreement with the Chinese Consolidated Benevolent Association of New England (CCBA) to develop the affordable housing project. The formation of this Housing Creation Partnership was described in the DIP Agreement approved by the BRA.

Furthermore, Perry/Jaymont Venture has elected to provide seed money to the Housing Creation Partnership prior to the issuance of a building permit for the 125 Summer Street project. Upon approval of the creation of the Housing Creation

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Partnership, Perry/Jaymont Venture will contribute five percent (5%) of the net present value of the DIP Contribution to the capital of the Housing Creation Partnership for the cost of undertaking preliminary architectural and financial feasibility studies for the affordable housing project. (Perry/Jaymont Venture has chosen to contribute the net present value of the DIP contribution, less the seed money, upon the issuance of the building permit. The net present value of the DIP contribution, calculated in accordance with the Housing Creation Regulations, is projected to be \$1,382,228. Therefore, the seed money to be provided to the Housing Creation Partnership is approximately \$69,111.)

The Housing Creation Partnership is a Massachusetts limited partnership, the sole purpose of which shall be to develop, own and operate an affordable housing project in or near the Chinatown area of Boston. The CCBA Realty Corporation, a wholly owned subsidiary of the CCBA, is the General Partner of the Partnership, while Perry/Jaymont shall serve as Limited Partner. The sole obligation of Perry/Jaymont as Limited Partner shall be to contribute to the capital of the Housing Creation Partnership. (See attached Partnership Agreement.)

The Housing Creation Proposal

The Housing Creation Partnership proposes the development of 40 rental units on BRA Parcel 3B-2B at 180 Shawmut Avenue in the South End Urban Renewal Area. The development emphasizes family housing: the unit mix consists of 11 4-bedroom units, 20 3-bedroom units, 5 2-bedroom units and 4 1-bedroom units. The average unit size (net rentable square footage) is 1,138 square feet. An underground garage will provide 27 parking spaces. Common laundry facilities and a community room are also provided. The total building area is approximately 73,905 square feet.

The total development cost is projected to be \$6.5 million. The partnership plans to use the DIP Contribution as leverage for additional funds for the project. The Partnership will apply for a loan of \$5.7 million from the State Housing Assistance for Rental Production (SHARP) program, which will allow the units to be rented at Section 8 or State 707 rent levels. The Partnership also plans to raise operating subsidies through the use of syndication funds. If the Partnership is successful in obtaining all of the above-mentioned funds, a minimum of 66% of the development's units will be affordable to low- and moderate-income families. If possible, the Partnership will commit 100% of the units as affordable to low- and moderate-income families. Upon the clarification of the financing of the project and the commitment of funds, the Partnership will present a final development proposal to the Neighborhood Housing Trust and to the Authority for their final approval. The remainder of the linkage contribution can then be allocated to the Partnership for the development of the project.

svitajtice

"varile s tím vám"

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Attached please find locator maps and additional descriptive material regarding the proposed housing development.

Demonstration of Need for Linkage Funds

A preliminary financial feasibility study reveals a first year operating deficit of \$328,337. This amount is based on a mortgage equity contribution of \$774,759. (The Partnership expects the linkage payment to provide the mortgage equity contribution as well as to partially subsidize the annual operating deficits.) The total development cost per square foot (\$88.04/sf for total building area) compares very favorably with other new construction projects in the City of Boston. The unit development cost (\$100,202/unit, with an average unit size of 1,138 sf) also compares favorably with other projects. The linkage payment will contribute \$28.4 per square foot (\$51,194/unit for 66% of total units) to the development cost of the units defined as affordable by the City of Boston and the Boston Redevelopment Authority. If 100% of the project's units become affordable to low- and moderate-income families, the linkage payment will contribute \$18.70 per square foot (\$34,556/unit) of the development cost of the project. It is the intent of the Partnership to use the linkage funds to maximize the number of affordable units in this project. But for the application of those linkage funds to this project, this project could not secure construction or permanent financing and would not be built.

Conclusion

Perry/Jaymont Venture is seeking initial approval of the project and the release to the Partnership of the seed money (5% of the net present value of the DIP Contribution) which will be applied to the costs of undertaking preliminary feasibility studies for the housing project. Perry/Jaymont Venture also seeks the release of additional funds from the linkage contribution for the costs of legal, design, engineering and consulting services, mortgage application and permit fees, and other miscellaneous mortgagable development costs. The disbursement of the seed money and the additional funds together in total will not exceed \$250,000 (see attached budget). Upon the commitment of additional funds for the successful development of the project, the Partnership will present a final development proposal to the Neighborhood Housing Trust and to the Authority for their final approval. The remainder of the linkage contribution can then be allocated to the Partnership for the development of the project. If necessary, the remainder of the linkage contribution can be placed in escrow until final approval of the proposal is given.

5% → NHT

Perry/Jaymont Venture is proud to submit this housing creation proposal and looks forward to working with the Boston Redevelopment Authority, Neighborhood Housing Trust, and the City of Boston to gain acceptance of this proposal in a manner which will insure the success of the development of 180 Shawmut Avenue for the benefit of low- and moderate-income families in the City of Boston.



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FACT SHEET

HOUSING CREATION PROPOSAL

FOR

180 SHAWMUT AVENUE

Proposal: 40 Units of Rental Housing

Developer: CCBA Limited Partnership
General Partner: CCBA Realty Corporation
Limited Partners: Chinese Consolidated Benevolent Association of New England
Perry/Jaymont Venture

Architect: Larkin, Glassman & Prager Associates, Inc.

Site: BRA Parcel 3B-2B, South End Urban Renewal Area,
180 Shawmut Avenue

Lot Size: 16,586 square feet

Zoning District: M-2, Restricted Manufacturing

Variance: Conditional Use

Unit Mix:
4 1-bedroom units
5 2-bedroom units
20 3-bedroom units
11 4-bedroom units

Height: 8 Stories (top 2 floors set back); approximately 54 feet to front parapet, 72 feet in total height

Parking: 27 spaces provided in underground garage

Amenities: Community space, common laundry facilities, balconies and rooftop open space, elevator access

Development Cost: Estimated \$6.5 million

Financing: Linkage contribution of \$1,382,228 will be used to leverage an operating subsidy loan of approximately \$5.7 million from the State Housing Assistance for Rental Production (SHARP) program.

Affordability: A minimum of 66% of the units will be affordable to low- and moderate-income households at State 707 rent levels. If possible, the developer will commit 100% of the units as affordable housing.

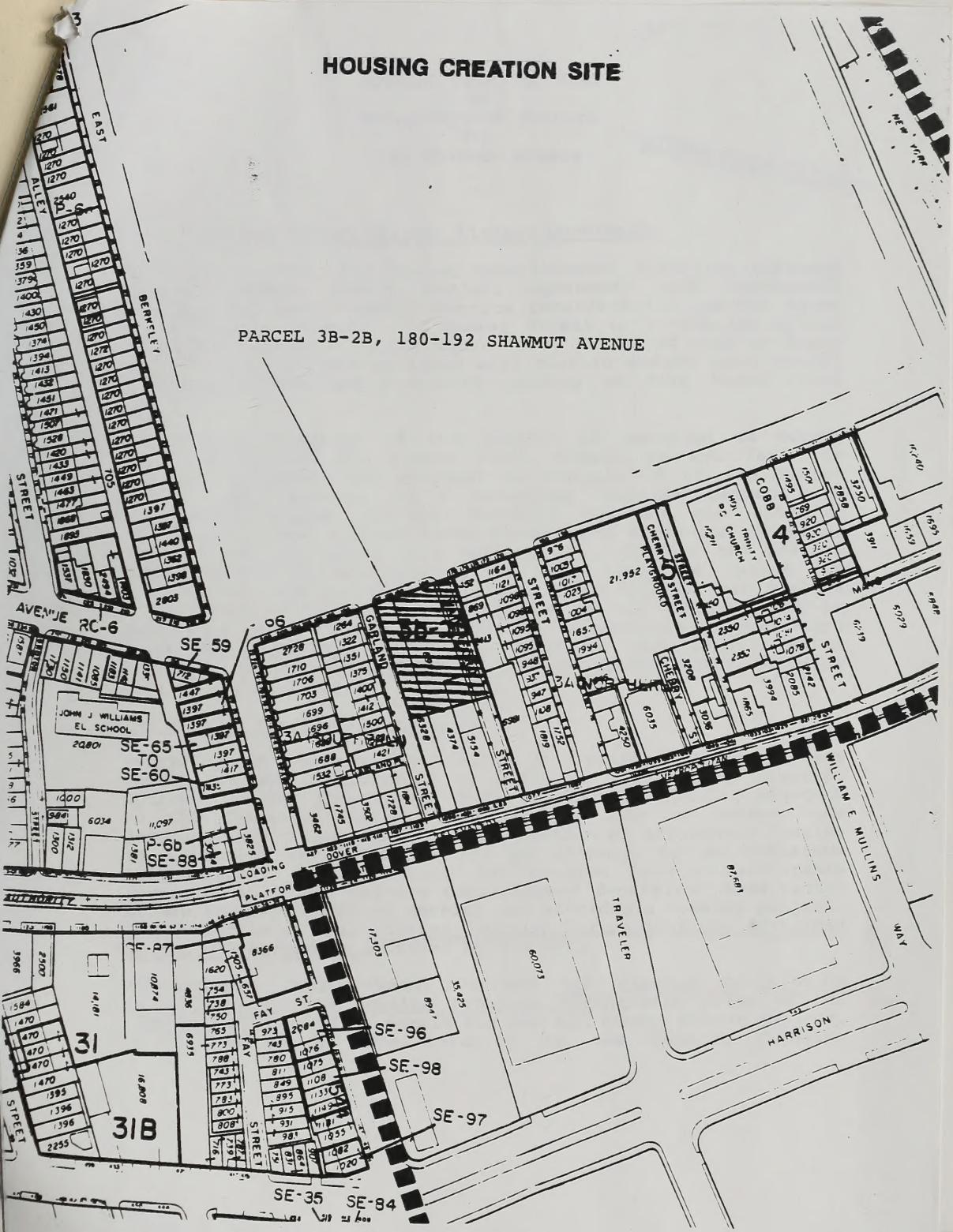
HOUSING CREATION SITE



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HOUSING CREATION SITE

PARCEL 3B-2B, 180-192 SHAWMUT AVENUE



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